

## **Town of Torrey Planning Board February 17, 2014**

Meeting called to order at 7:00 PM.

Members present –Chairman Dave Granzin, Jack Hessney, Sam Selwood , Elaine Thiesmeyer, Floyd Hoover, Absent: Linda Lefko

Minutes from the January meeting, moved by Dave seconded by Sam, approved.

**Ag Committee- No report**

**County PB – No report.**

**Comp Plan Review** –Committee to be determine

**Wastewater Law-** Meeting February 18, 2014 at 8:00AM town meeting room.

### **New Business:**

AV 14-1 Red Tail Ridge Sign Variance application . Mike & Nancy Schnelle appeared for a sign variance for the art sculpture & sign they have constructed on the property at 846 Rte 14. This sign exceeds the maximum square foot for signage allowed in an Agriculture District of Torrey Zoning. The stone sign with the solar power letters reading “ Red Tail Ridge” is at ground level set far back from the roadway. They plan on replacing existing signs at the driveway entrance with smaller informational signs.

After lengthy review and discussion, Elaine made a motion to approve 2<sup>nd</sup> by Jack, carried. The board recommends approval of the sign variance application for the following reasons;

- the large sign itself is an integral part of the sculpture
- the size of the larger sign is appropriate for the size of the sculpture and does not stand out as being separate from the sculpture
- the large sign itself is at ground level and does not block the view of anything
- the large sign is a considerable distance from the road and again does not block any view
- the smaller sign will be an informational sign, listing the hours of operation
- the smaller sign will be smaller than the sign currently in place

AV 14-2 Alvin Zimmerman Height Variance application. Mr. Zimmerman of 509 Long Point Rd would like to remove an existing garage and replace it with a smaller but higher structure. A variance is needed as the new structure would exceed the maximum height allowed in an Ag/Res District per Torrey Zoning by 2.5'. After a brief discussion Dave made a motion, 2<sup>nd</sup> Elaine to recommend approval carried. Mr. Zimmerman's variance is minimal and the structure will not affect the character of the neighborhood or block the view of anything.

SS 14-1 Steep Slopes Application of Alvin Gauvin , 2003 Perry Point Rd was tabled to March meeting for more information. Mr. Gauvin would like to build a two car garage with storage loft near a steep slope. Architect David Healy appeared on this application. Information needed for March 17<sup>th</sup> meeting

- Updated survey
- Detailed septic and lines
- Final topography on site plan
- Storm drainage plan
- Erosion control plan

Discussion with Code Officer Dwight James regarding Torrey Ridge Winery signage. Due to the cold weather signs cannot be easily removed therefore he will follow up with their compliance when the weather breaks.

Discussion on Suburban Propane Facility parking. Mr. James stated he has not received any application or request for interpretation or contact with representatives since the January town board meeting.

Dave and Jack will not be at March meeting.

Respectfully submitted,